

Florence, New Jersey  
June 21, 2017

The Florence Township Council held a regular meeting on the above date in the Municipal Complex, 711 Broad Street, Florence, New Jersey.

The meeting was called to order by Council President Lovenduski at 8:00 PM. Council President Lovenduski led the Salute to the Flag.

The Opening Statement was read by the Acting Township Clerk: Notice was sent to the Trenton Times for information; posted on the municipal bulletin board; placed on the web-site on January 5<sup>th</sup>, 2017; and advertised in the Burlington Co. Times on January 8th, 2017.

Present: Frank Baldorossi, Paul Ostrander, David Woolston, Ted Lovenduski

Also present: Mayor Craig H. Wilkie; Richard A. Brook, Township Administrator; Thomas A. Sahol, Assistant Township Administrator, Kelly Grant, Esq., Township Attorney; Nancy L. Erlston, Acting Township Clerk

### **OATH OF OFFICE**

Mayor Wilkie said one of the best things about being the Mayor is being able to swear in new officers. It was his pleasure to be able to call Patrolman Anthony Johnson forward to be sworn in as a police officer. He asked that Police Chief John Bunce also come forward.

Patrolman Johnson's mother held the bible as he was administered his oath. Mayor Wilkie congratulated him and welcomed him to the Florence Township Police Department. Patrolman Johnson thanked Mayor Wilkie and said he plans to do his best every day. He received very good training from many good officers. He thanked everyone for the opportunity to serve.

Chief Bunce thanked Mayor Wilkie and Council and the administration for recognizing the department's needs and allowing them to bring Patrolman Johnson on board. He came from the Atlantic County Sheriff's Department with a little over a year of experience. He is progressing nicely here. Anyone who has met him will know why he was hired. It did not take long to realize that he belongs in Florence and he welcomed Patrolman Johnson's family to the community.

At this time there was a short recess.

### **MINUTES**

Ostrander made a MOTION; seconded by Woolston to approve the following minutes. Roll call vote – all ayes. Motion carried. Unanimous approval.

- Township Council Regular Session – June 14, 2017
- Township Council Closed Session – June 14, 2017

## **Florence Township Council Regular Session 6/21/17**

### **FINANCIAL CORRESPONDENCE**

It was the Motion of Woolston, seconded by Ostrander, to receive and file the Chief Financial Officer's Cash Report and Budget Report for May 2017 and the Tax Collector's Monthly Tax Report for May 2017. All ayes.

It was on the MOTION of Ostrander; seconded by Woolston to approve the **Treasurer's Bill List**.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Woolston, Lovenduski

NOES: None

ABSENT: Sandusky

Motion carried. Unanimous approval.

### **REGULAR CORRESPONDENCE**

None at this time.

### **APPLICATIONS**

None at this time.

### **PUBLIC COMMENTS**

Council President Lovenduski opened the meeting to the public at this time.

Don Kamienski, 10 McCay Drive, said he wanted to publicly congratulate Councilman Baldorossi for staffing the bacon bread stand at the carnival. It was one of the best bacon breads he ever had. Councilman Baldorossi thanked him, but noted the whole Pit Club was there working together.

Joy Weiler, 10 Waterwheel Court, Columbus, and former Florence Township Municipal Clerk, wanted to say she noticed Resolution 2017-154 appointing Nancy Erlston as the Township Clerk. She wished her the very best and congratulated her. She knows Ms. Erlston will do very well.

It was the Motion of Ostrander, seconded by Baldorossi to close the public portion of the meeting. All ayes.

### **RESOLUTIONS**

#### **RESOLUTION NO. 2017-142**

**Authorizing Refunds of Certain Tax Overpayments**

#### **RESOLUTION NO. 2017-143**

**Property Tax Payment Plan for Block 140.01, Lot 9  
17 Railroad Avenue**

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**RESOLUTION NO. 2017-144**

**Property Tax Payment Plan for Block 129, Lot 1  
50 Main Street**

**RESOLUTION NO. 2017-145**

**Release Cash Performance Bond for Paul Konrad  
1270 Emerick Avenue**

**Conditioned Upon Posting a Maintenance Bond**

*Note: Conditioned upon payment of any escrow funds due*

**RESOLUTION NO. 2017-146**

**Approve Partial Payment Request No. 2 for Contract for  
Hornberger Avenue, 2015-2016**

**State Aid Roadway Improvement to:  
Richard T. Barrett Paving Company, Inc.  
400 Prospect Street  
Trenton, NJ 08618-2630**

**RESOLUTION NO. 2017-147**

**Authorize Issuance of Tax Anticipation Notices**

**RESOLUTION NO. 2017-148**

**Intent to Authorize Professional Services  
Agreement with Architectural Firm**

**RESOLUTION NO. 2017-149**

**Authorizing Approval of 2017-2018 Renewal of  
Plenary Retail Consumption License**

**RESOLUTION NO. 2017-150**

**Resolution to Remove Property from Tax Sale**

**RESOLUTION NO. 2017-151**

**Resolution Withdrawing Request of State Policy Map  
Technical Amendment in  
Florence Township, Burlington County, New Jersey**

**RESOLUTION NO. 2017-152**

**Authorize Recycling and Solid Waste Agreement with  
Burlington County**

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**RESOLUTION NO. 2017-153**

**Resolution Authorizing Memorandum of Understanding for the  
Former Roebling Steel Plant**

**RESOLUTION NO. 2017-154**

**Appointing Township Clerk**

**RESOLUTION NO. 2017-155**

**Authorize the Assistant Township Administrator and  
Township Engineer to Prepare Plans and Solicit Bids for the  
Demolition of 111 Norman Avenue**

**RESOLUTION NO. 2017-156**

**Resolution Awarding Document Scanning and Indexing  
Contract for Construction Code Office**

Council President Lovenduski asked to vote on the resolutions as a group with the exception of Resolution No. 2017-154.

It was the Motion of Ostrander and seconded by Woolston to approve Resolution Nos. 2017-142 through 2017-153 and Resolution Nos. 2017-155 through 2017-156.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Woolston, Lovenduski

NOES: None

ABSENT: Sandusky

Motion carried. Unanimous approval.

Council President Lovenduski said at this time Council would vote on Resolution No. 2017-154. He said Acting Clerk Erlston has been doing a fantastic job. This resolution makes her the permanent Township Clerk.

It was the Motion of Baldorossi, seconded by Woolston to approve Resolution No. 2017-154.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Woolston, Lovenduski

NOES: None

ABSENT: Sandusky

Motion carried. Unanimous approval.

Township Clerk Erlston thanked Council.

Mayor Wilkie asked Clerk Erlston to please come forward. Ms. Weiler presented her with flowers and said it was her honor, on behalf of Mayor Wilkie and Council to present them. Ms. Weiler congratulated Clerk Erlston and told her she would do very well.

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Clerk Erlston thanked her for all of her help.

Mayor Wilkie said the Township Clerk position is not something that changes hands very often. Charles Green was the Township Clerk around the turn of the century he held the office until the late 1950's. Norman Hamilton was elected because at that time it was an elected position. Ms. Weiler served from 1988 to her retirement this past December. Clerk Erlston was appointed as Acting Township Clerk because by law the certification is required. Clerk Erlston worked very hard and obtained the certification. For public information, she didn't train under Ms. Weiler for very long; it was less than a year. The township has the utmost confidence in her and they are very proud of her. Clerk Erlston thanked Mayor Wilkie.

### **ORDINANCES**

None at this time.

### **REPORTS**

#### **Committees, Boards and Officers:**

##### **Administration**

##### **Mayor**

Mayor Wilkie said the tractor parade, that is part of the Burlington County Farm Fair, will be coming through the township on Sunday, July 16<sup>th</sup> around noon. The Patriotic Day Parade is being held on July 8<sup>th</sup>.

The carnival that was just held was an excellent event. The weather seemed to hold out well. There was a lot of community involvement. He saw many people there.

There are some activities this Saturday. There is a pig roast and concert at the American Legion Post 194. The Education Foundation is having a food truck festival at the old Pit. That is from 3pm to 8pm. It is behind Riverfront School.

Council will not be meeting again until July 12<sup>th</sup>. He wanted everyone to be aware.

There were a couple resolutions he wanted to bring to everyone's attention. Resolution 2017-151 was withdrawing the request for the State Policy Map Technical Amendment. That is what many were referring to as the Exit 52 project. There was a lot of press received when the original support was passed. After reviewing it for the last six months, the township has decided to step back and withdraw its support. This will leave the area as it is, Planning Area Four. The township is not calling for water and sewer in those areas. It was something that was studied as a possibility as to providing funding for the improvements on Florence-Columbus Road. In those six months different options were explored. The township was working with the county and the other communities. There are no real plans for improvements on Florence-Columbus Road, along with Cedar Lane and Hornberger Avenue. At this time the township thought it was not in its best interest to move forward providing water and sewer to that area.

### **Florence Township Council Regular Session 6/21/17**

The next item is Resolution 2017-153, authorizing a Memorandum of Understanding for the former Roebling Steel Plant. The township is in negotiations with a company called Kampack. It is a paper manufacturer. They have a modern facility that they just put in place in California. Everything is encompassed inside the building. The current numbers are looking good and this gives the township the time to perform the due diligence. It in no way means the township is going forward with the contract. It is the due diligence of the company exploring what they have to do to bring the site up to par in accordance with the EPA and DEP requirements. In this case the township knows the end user. In the past the township has spoken to developers who did know the end users. They are not taking over the whole site. The decision made by Council was to work on getting an anchor at this time and allowing the rest of the space to stay empty. It will be able to then slowly grow. There has been much growth in the last six years and it is time to slow things. The township is currently doing a Master Plan review as required by statute. Letters were sent to the Burlington County Freeholders asking them to provide support to make applications for grants through the Delaware Valley Regional Planning Commission for road improvements. Those include the intersections along Route 130 that were previously mentioned. Hopefully this will move the township to be able to get the required funding.

Council President Lovenduski said the company interested in the Roebling Steel Mill site does not manufacture paper, they die cut paper. There won't be any manufacturing of paper there. They manufacture cardboard boxes.

He said he also wanted to publicly thank Marty Eckert for the job he did with the carnival. He said Mr. Eckert was there from Thursday morning until Monday morning working hard. He wanted that on the record.

#### **Township Administrator**

Administrator Brook said people may be familiar with the abandoned property at 1470 Hornberger Avenue, next to the Bucs property. He and Solicitor Grant have been working on enforcement action against the owner for quite some time. It went to court yesterday and he wanted to thank everyone involved for their efforts. It is not an easy task when there is a property owner that puts up such a fight. The roof is literally held together with tarp.

Administrator Brook said in the packet there was information about the work done by the Water & Sewer Department on West Second Street. They did a tremendous job repairing the main and replacing the laterals to the homeowner's properties.

He said he and Assistant Administrator Sahol would like to again congratulate Clerk Erlston. One word to sum her up as a person and a professional would be exceptional. Clerk Erlston thanked him.

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### **Assistant Municipal Administrator**

- **Resident Requesting Water & Sewer Connection on Cedar Lane**

Assistant Administrator Sahol said in the packet there was a copy of a request from a resident on Cedar Lane who inquired about a water connection. The township has been discussing it in-house and it does seem to be something that is feasible. It would be a good improvement for the residents of Cedar Lane. He said he will continue to research it and will report back to the Mayor and Council with any new information. He will also reach out to the resident and let them know that the township is looking into it and will be determining the best method to do that.

Assistant Administrator Sahol said the Road Program has begun. It is a very large project this year. The contractor will be mobilizing on different roadways and it has been posted on different social media outlets regarding what roads are having work done. Florence Meadows will be done first and then it will move on to West Third Street where the recent utility work was done. Phase II of Hornberger Avenue will be done after the Patriotic Day Celebration.

He said his last item was regarding a very nice project. The Farmer's Market first day is tomorrow. It is actually shaping up to be quite large. He was surprised because there have been some vendors calling to participate as recently as this evening. There are going to be many neat new treats and some of the old favorites from last year.

Mayor Wilkie commended him on the Farmer's Market. He said last year Assistant Administrator Sahol's vision was to not only bring the fruits and vegetables but to also have a variety of different kinds of things. Assistant Administrator Sahol thanked him.

### **New Business**

None at this time.

### **Board of Health**

None at this time.

### **Public Comments: Open to the Public**

Council President Lovenduski opened the meeting to the public.

Ralph Wainwright, 1147 Jacksonville Road, Bordentown, referenced Resolution No. 2017-151. He asked what the township looked into to make the decision to withdraw the request. He asked what the downfall would be to keeping it in place. Mayor Wilkie said last fall there a resolution sent saying the township supported making the change and having reviewed the traffic needs the township didn't think it was in the best interest of the community to continue supporting the change.

Mr. Wainwright asked if the only need was for traffic and not for ratables or something like that.

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Mayor Wilkie said the only reason Florence was moving forward was to try and provide improvements of the traffic on Florence-Columbus Road.

Mr. Wainwright said the farming situation at Exit 52 is not sustainable. It can't continue and it needs to change. He thinks the township needs to think about what it would like to see out there.

Bob and Gina Lounsberry, 2109 Old York Road, said they own a piece of property off Florence-Columbus Road on Burlington-Columbus Road across from the landfill. In 1983 her family purchased the 85 acres in the hopes of building a home and a farm there. In 1984 the landfill came and ruined any hopes for that. They have applied for farmland preservation but it was denied by Florence. Her neighbor applied for a subdivision and it was denied and the township said it wanted the green preserved. Her family applied and was denied farmland preservation twice. She requested to know what the township's intentions were for the property. She had never received an answer. Mr. Lounsberry said there could finally be a good ratable and many people have inquired to develop the site. He feels the company that is interested is a good company and it will be built to suit, not as a spec. They are looking for tenants before they build. He agreed with Mr. Wainwright that it is not a very farmer-friendly area. It is unsafe to be on the road with a tractor.

Mayor Wilkie said the township is now doing its Master Plan Review. He does want to know what the goal is for the area. He knows of the residents' personal situations and an answer needs to be said. The township needs to do that.

Mr. Lounsberry said the property is so valuable now to build on that it would be impossible to make a decision to preserve it.

Fred Wainwright, 1011 Cedar Lane, said if the residents in that area were able to get the proposed deal done there would be six young farmers that could continue and go out and buy a farm and be farmers. His farm is 200 acres. Right now he can't make a living with it. The deal wouldn't have to happen tomorrow, but there would be six young farmers in Burlington County who would be able to go ahead and start farming. The location of his property makes it very valuable. The traffic problems were created from I-295. The traffic is very heavy. He doesn't know why the township can't keep their support of the planning area designation change. The township wouldn't have to give approvals for anything for the area but the residents there would feel more comfortable if it was left there. If someone wants to build there the township doesn't have to give approvals until they are ready.

Ralph Wainwright said there are multiple levels of preliminary and final approvals. The township could hold it up forever without having this not being there. This helps by being there.

Mr. Kamienski asked when the Farmer's Market would be starting. Assistant Administrator Sahol said it was tomorrow from 3:00pm to 7:00pm.



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It was the Motion of Ostrander, seconded by Woolston to close the public comments. All ayes.

**ADJOURNMENT**

8:32 PM MOTION of Ostrander; seconded by Woolston to adjourn. Roll call vote – all ayes.  
Motion carried. Meeting adjourned.

Respectfully submitted,

Nancy L. Erlston  
Acting Township Clerk  
/aek